027.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,300 / 872,300
					USE VALUE:	872,300 / 872,300
					ASSESSED:	872,300 / 872,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREAR LOUISE ANN	
Owner 2:		
Owner 3:		
Street 1:	103 GRAFTON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LETTERI THOMAS C -
Owner 2:	LETTERI KAREN V -
Street 1:	103 GRAFTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Clapboard Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	412,000	5,500	454,800	872,300
Total Card	0.114	412,000	5,500	454,800	872,300
Total Parcel	0.114	412,000	5,500	454,800	872,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.46 | /Parcel: 538.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	18554
GIS Ref	
GIS Ref	
Insp Date	04/07/15

!2257!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,300	5500	4,950.	454,800	871,600	871,600	Year End Roll	12/18/2019
2019	101	FV	308,800	5500	4,950.	483,200	797,500	797,500	Year End Roll	1/3/2019
2018	101	FV	308,800	5500	4,950.	352,500	666,800	666,800	Year End Roll	12/20/2017
2017	101	FV	308,800	5500	4,950.	307,000	621,300	621,300	Year End Roll	1/3/2017
2016	101	FV	308,800	5500	4,950.	261,500	575,800	575,800	Year End	1/4/2016
2015	101	FV	285,500	5500	4,950.	255,800	546,800	546,800	Year End Roll	12/11/2014
2014	101	FV	285,500	5500	4,950.	210,300	501,300	501,300	Year End Roll	12/16/2013
2013	101	FV	285,500	5500	4,950.	200,100	491,100	491,100		12/13/2012

PRINT

Date	Time
12/10/20	17:42:42

LAST REV

Date	Time
04/07/15	11:16:22
philc	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LETTERI THOMAS	43389-91		7/28/2004		522,000	No	No		
MARINO LOUISA	30947-492		12/10/1999		329,000	No	No		
	10355-72		3/12/1999	Sub Sale	275,000	No	No		N

USER DEFINED

Prior Id # 1:	18554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2014	869	Addition	75,400					
3/14/2012	239	Manual	1,606					air sealing & insu
9/2/2010	1077	Siding	21,000					STRIP AL/RESIDEW/C
10/15/2007	939	Manual	28,500					construct new deck
11/29/2004	1138	Re-Roof	10,530					

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2015	Inspected	PC	PHIL C
7/28/2014	Info Fm Prmt	PC	PHIL C
1/22/2009	Meas/Inspect	294	PATRIOT
10/30/2004	MLS	MM	Mary M
4/8/2000	Inspected	264	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29814816
Const Adj.:	1.13770545
Adj $ / SQ:	191.998
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461858
Depreciation:	49881
Depreciated Total:	411977

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

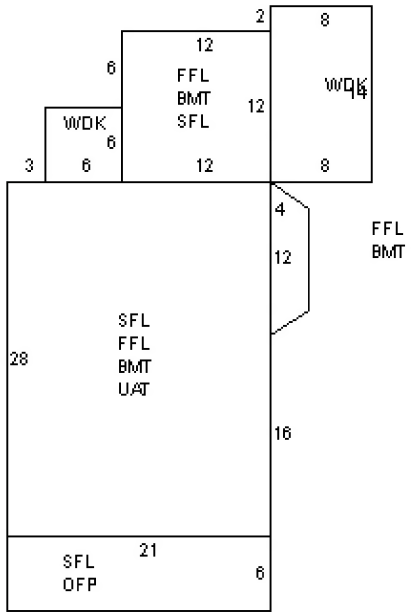
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.00
Special Features:	0	Val/Su Net:	146.99
Final Total:	412000	Val/Su SzAd	254.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	858	192.000	164,735
BMT	Basement	762	57.600	43,891
FFL	First Floor	762	192.000	146,303
WDK	Deck	148	14.510	2,148
UAT	Upper Attic	147	76.800	11,290
OFP	Open Porch	126	33.670	4,243

Net Sketched Area:	2,803			Total:	372,610
Size Ad	1620	Gross Are	3244	FinArea	1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

027.0-0002-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	GD	1912	21.93	T	30	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500